



HERITAGE COUNCIL OF NSW

MEETING MINUTES – 536

5 March 2025 | 11:00 AM – 5:00 PM

Meeting Room 20, Level 11, 6PSQ, 12 Darcy Street, Parramatta & via teleconference

ATTENDANCE

Members

Ms Sally Barnes	Chair
Dr Nicholas Brunton	Member
Mr Alan Croker	Member
Ms Vanessa Holtham	Member
Dr Brian Lindsay	Member
Ms Anthea Sargent	Member
Mr Julian Siu	Member
Ms Lisa Trueman	Member

Apologies

Nil

External Attendees

Ms Emma McGirr	A/Senior Heritage Specialist, TfNSW (item 3.1)
Mr Denis Gojak	Senior Heritage Specialist, TfNSW (item 3.1)
Mr Hendrick Clasio	Director Environment, Industry & Assets, TfNSW (item 3.1)
Ms Olivia Hyde	Director Design Excellence, Government Architect NSW (item 4.2)

Heritage NSW

Ms Elizabeth Owers	A/Executive Director
Ms Kym McNamara	A/Director Heritage Assessments
Ms Anna London	Senior Manager Heritage Listing Programs
Ms Lucy Albani	Director Policy and Strategy (sections 1 & 2)
Mr Matthew Clark	Director Policy and Strategy (sections 1 & 2)
Mr Demos Hammond	Graduate (sections 1 & 2)
Ms Rochelle Johnston	Strategic Manager Heritage Referrals (sections 3-7)
Ms Katrina Stankowski	Manager Assessments (items 3.1 & 4.1)
Mr Brad Duncan	Senior Assessments Officer Maritime (item 3.1)
Mr Mark Callanan	Senior Compliance Officer (item 4.1)
Mr Michael Ellis	Manager Assessments (item 4.2)
Ms Mary Ann Hamilton	Manager Heritage Programs (item 4.2)
Mr David Hoffman	Senior Heritage Officer (item 4.2)

Secretariat

Ms Olgica Lenger	Manager Secretariat
Ms Elizabeth Thomas	Senior Secretariat Officer

IN-CAMERA SESSION

This item was not minuted.

Item 1. Welcome and Formalities

The Chair, Sally Barnes, opened the meeting at 11:00 AM.

The Chair delivered an Acknowledgement of Country and welcomed attendees.

There were no apologies received for this meeting and the Chair noted that a quorum had been met.

Item 1.1 Conflict of Interest Declarations

Julian Siu declared a conflict of interest for *Item 3.1 Sydney Maritime Working Harbour Strategy* and for *Item 4.2 Parramatta North rezoning proposal*. Members agreed that Mr Siu will be excused from the meeting for these items.

Anthea Sargeant declared a conflict of interest for *Item 4.2 Parramatta North rezoning proposal*. Members agreed that Ms Sargeant will be excused from the meeting for this item.

Parramatta North Precinct – site visit debrief

Anthea Sargeant and Julian Siu were excused for this item.

The Council shared their views following the site visit to *Parramatta North Precinct*, which was held earlier in the day. The site visit was hosted by Property Development NSW and Heritage NSW, the Department of Planning, Housing and Infrastructure and the Government Architect NSW also attended.

Item 1.2 Out of Session Decisions

The Heritage Council made an out of session decision via circular on the 20 February 2025 to appoint members to the State Heritage Register Committee and Approvals Committee.

Resolution 2025-10
<p>The Heritage Council of NSW resolved to:</p> <ol style="list-style-type: none">1. Appoint Mr Julian Siu to the State Heritage Register Committee for the duration of his term on the Heritage Council.2. Appoint Mr Alan Croker to the Approvals Committee for the duration of his term on the Heritage Council.3. Appoint Ms Vanessa Holtham to the State Heritage Register Committee for the duration of her term on the Heritage Council. Ms Holtham will retire from the Approvals Committee effective immediately.
Moved by Brian Lindsay and seconded by Anthea Sargeant

Item 1.3 Minutes from the Previous Meeting – 5 February 2024

Resolution 2025-11
<p>The Heritage Council of NSW resolved to:</p> <ol style="list-style-type: none">1. Confirm the minutes of the previous ordinary meeting (5 February 2025) as a complete and accurate record of that meeting, as amended.
Moved by Nicholas Brunton and seconded by Brian Lindsay

Item 1.4 Matters Arising

Nil

Item 1.5 Action Report

The Heritage Council of NSW noted the report and closed the items recommended for closure. The register was updated to reflect the further actions required.

Item 2. Legal, Policy & Administration**Item 2.1 St Mary's Cathedral Precinct, Sydney (SHR 01709) - LEC proceedings update**

The Heritage Council of NSW received a verbal update from Dr Nicholas Brunton on the Land and Environment Court proceedings underway for *St Mary's Cathedral Precinct, Sydney*.

Item 2.2 Heritage Council Strategic Priorities 2023-25 analysis

This item was deferred.

Item 3. External presentations**Item 3.1 Maritime Working Harbour Strategy - Transport for NSW update**

Mr Julian Siu was excused for this item.

The Heritage Council received a report from Heritage NSW and a presentation from Transport for NSW (TfNSW) on the *Sydney Working Harbour Heritage Asset Management (Draft) Strategy*.

Key points noted

- The Strategy outlines TfNSW's commitment to proactively manage the State, National and World Heritage values that are embedded within the heritage sites around the harbour and provide guidance to effectively manage the character-defining elements of Sydney Harbour as a working harbour and maritime port.
- The Strategy identifies key heritage issues and site types requiring different heritage conservation and management approaches. Heritage outcomes will be built into strategic plans and masterplans for these maritime sites.
- The Strategy is being developed closely with TfNSW's asset management branch with preparation of asset plans to include management requirements and priority conservation action plans.
- A series of unique sites will be updated to incorporate any new SHR listings.

Members sought clarification on:

- the funding and budget processes required to ensure the ongoing maintenance of TfNSW's heritage assets
- the strategic overlay for any urgent make safe works, and
- the longer-term solutions proposed for maintaining TfNSW's heritage assets and how any safety concerns for assets in a dilapidated state will be managed.

The Council noted that a further update will be provided prior to finalisation of the Strategy.

Resolution 2025-12

The Heritage Council of NSW resolved to:

1. **Note** the TfNSW presentation.
2. **Support** the development of the Sydney Working Harbour Heritage Asset Management Draft Strategy and looks forward to further engagement with Transport for NSW to work towards finalising the Strategy.
3. **Emphasise** that the Strategy should outline how Transport for NSW will prioritise the restoration, adaptive reuse and future management of dilapidated maritime State Heritage Register-listed items within Sydney Harbour, such as the *Glebe Island Bridge* and *Balls Head Coal Loader Wharf*.
4. **Emphasise** that TfNSW has a statutory obligation to maintain its heritage assets, including those that are non-operational or orphaned, and prevent their further deterioration.

Moved by Brian Lindsay and seconded by Vanessa Holtham

Mr Julian Siu left the meeting for this item.

Item 4. Matters for consideration

Item 4.1 Sunnyside Bridge collapse compliance

The Council received a report and update from Heritage NSW on the Sunnyside Railway Bridge's (SHR 01056) partial collapse (Span 4), that occurred on 1 December 2024.

Members noted that following the partial collapse, TfNSW's contractors have installed security fencing and cameras, and further actions are underway including:

- photographic archival recording
- a review of environmental factors
- preparation of an updated Statement of Heritage Impact, structural assessment report and options analysis, and
- an interpretation strategy which will support a Heritage Interpretation Plan.

Members noted that:

- the Heritage Council and Heritage NSW have been seeking a heritage conservation outcome for the Sunnyside Bridge for several decades without any significant change from TfNSW regarding its management of the Bridge, and
- the Chair of the Heritage Council has committed to engaging with TfNSW to raise the Council's concerns.

Resolution 2025-13

The Heritage Council of NSW resolved to:

1. **Note** the *Sunnyside Bridge* (SHR: 01056) has collapsed after a prolonged period of inadequate maintenance.
2. **Agree** for the Chair to engage directly with Transport for NSW on compliance with statutory obligations to maintain and repair heritage items necessary to prevent serious or irreparable damage or deterioration, pending consideration of further action by the Heritage Council.

Moved by Nicholas Brunton and seconded by Brian Lindsay

Item 4.2 Parramatta North Rezoning Planning Proposal (public exhibition)

Ms Anthea Sargeant and Mr Julian Siu were excused for this item.

The Council received a report from Heritage NSW on the Property and Development NSW Parramatta North Precinct draft rezoning proposal which is currently on public exhibition.

The Council noted the opportunity to rezone the precinct and revitalise the area to include additional housing, greater mixed use and employment options and support expanded medical services. The Council discussed key elements of the rezoning proposal and suggested amendments to mitigate potential adverse impacts on the State heritage and landscape values of the site and finalised comments to be included in the Council's submission to the Department of Planning, Housing and Infrastructure.

Resolution 2025-14

The Heritage Council of NSW resolved to:

1. **Thank** Property and Development NSW (PDNSW) for the site tour of the Parramatta North Precinct conducted on Wednesday 5 March 2025.
2. **Emphasise** that the heritage values, including context, views and setting, of this unique precinct should be the paramount guide for its rezoning and future development, and opportunities should be explored to better respect and enhance these values.
3. **Note** the Parramatta North Precinct is largely made up of two State Heritage Register items, the Cumberland District Hospital Group (SHR 00820) and Parramatta Correctional Centre (SHR 00812). The views to, from and within these items, and those of the adjacent Parramatta Female Factory and Institutions Precinct (PFFIP), partly comprising the Cumberland District Hospital Group, make an important contribution to the state historic and aesthetic values of the place and the Parramatta North Precinct.
4. **Note** the existing 2015 planning controls are no longer appropriate given: the Parramatta North Precinct's state heritage significance and values identified in the 2017 endorsed conservation management plans for the place, the listing of the adjacent PFFIP on the National Heritage List in 2017, and the NSW Government's commitment in 2023 to progress a UNESCO World Heritage List nomination for the PFFIP.
5. **Encourage** the proponent to consider a broader landscape approach that retains and respects the interconnected cultural landscape that underpins the heritage values of this precinct.
6. **Emphasise** that the proposed development controls for the Lots listed in the table below are not supported as they will adversely impact the entire heritage precinct, which includes the State Heritage Register-listed cultural landscapes and setting of the PFFIP. The planning controls and the Parramatta North Precinct Design Guidelines should only enable adaptive reuse of heritage buildings graded moderate or higher significance and minor low-scale infill development.
7. **Note** the endorsed Conservation Management Plan (Part A) recommends 'Buildings and Structures of Moderate significance should be retained and adapted to appropriate new uses (as reflected in Policy Statement 20.1, 49.1 and 50.1).'
8. **Note** the Parramatta North Precinct Design Guidelines must be informed by a detailed landscape structure plan and landscape management plan.
9. **Request** the Department of Planning, Housing and Infrastructure (DPHI) amend the Parramatta North Precinct draft rezoning proposal to mitigate adverse heritage impacts on the State heritage values, as detailed in the table below:

Lot/area	Draft controls to be amended	Reason
Lot D1 Lot D2	Proposed Height of Building Area 1: Sun Access Protection – Parramatta Park (greater Sydney Parklands Shadow Modelling Study 2022, Greater Sydney Parklands Trust Act 2022, June 2022).	<p>The Sun Access Protection control is not sufficient to protect the State Heritage Register-listed cultural landscape from adverse visual impacts and should not be the only guide.</p> <p>Lot size: The size of lots proposed in D1 and D2 adjacent and to the west of Parramatta Park and Wistaria Gardens should be reduced to provide further setbacks to mitigate visual impacts to Parramatta Park and Wistaria Gardens.</p> <p>Bulk and scale: The proposed building envelopes in Lot D1 and D2 are oversized and should be reduced in size to reflect the existing bulk and scale along Park Avenue.</p>
Lot E	Proposed Height of Building for portion of Lot E should be reduced from 51m to 32m and Proposed Floor Space Ratio to be reduced accordingly.	<p>Part of Lot E includes a proposed height of building of 51m (15-storeys). This portion of Lot E should be reduced to a proposed height of building of 32m (9-storeys).</p> <p>The area has aesthetic significance because of its visual linkages and setting adjacent Parramatta River and Darling Mills Creek.</p>
Lot F3	<p>Proposed Height of Building for portion of Lot F3 should be reduced from 31m to 11m and Proposed Floor Space Ratio to be reduced accordingly.</p> <p>The planning controls and the Parramatta North Precinct Design Guidelines must only enable adaptive reuse of buildings graded moderate or higher and minor low-scale infill development.</p>	<p>The proposed heights will adversely impact the State Heritage Register-listed cultural landscape and visually and functionally fragment the site and destroy visual and spatial connections.</p> <p>The conservation management plan (CMP) strongly emphasises the adaptive reuse of buildings graded moderate or higher in preference to demolition and rebuild. This CMP policy continues to be supported.</p> <p>This area is a sensitive backdrop to the significant sports oval and cricket ground laid out in 1879, and augmented by the large timber-framed cricket pavilion (C66) completed the following year.</p> <p>To allow in situ conservation of state significant archaeology.</p>
Lot F4	<p>No development is supported in Lot F4.</p> <p>Proposed zoning should be changed to RE1.</p> <p>Height of Building to be reduced to 8m.</p>	<p>The area has cultural significance because of its visual linkages to the adjoining Parramatta River and development is not appropriate for this locality of a riverine setting and its proximity to the low-scale institutional cultural landscape of the PFFIP.</p>
Lot F5	<p>No new development (except adaptive reuse) is supported in Lot F5.</p> <p>Proposed Height of Building to be reduced to 8m; Proposed Floor Space Ratio to be reduced accordingly.</p>	<p>The proposed controls for development adjacent to the nationally listed, and potentially world heritage listed, PFFIP are not appropriate in this highly sensitive and low-scale landscape context.</p> <p>This site has added cultural significance because of the relationship and connections between the built, archaeological, and</p>

		<p>landscape elements, including the PFFIP and the oval.</p> <p>The proposed Lot Car Parking for building F5 is not supported, due to the heritage sensitivity of the area and its proximity to the PFFIP. Car parking should be located to the perimeter of the precinct.</p> <p>The Parramatta North Precinct Design Guidelines should be revised to place a limit or cap on on-site car parking at Lot F5.</p> <p>To allow in situ conservation of state significant archaeology.</p>
Lot G1	<p>Proposed Height of Buildings along New Street (50m, 78m and 72m) to be reduced to 21m.</p> <p>Proposed Floor Space Ratio to be reduced accordingly.</p> <p>Reduce lot size of Lot G1: any new building in Lot G1 forward of the alignment of the gaol is not supported.</p>	<p>To provide appropriate transition of proposed built form within this state significant cultural landscape with the adjacent Community Green (OS13), Parramatta Gaol and the PFFIP.</p> <p>Additionally, the high forbidding walls encircling the Parramatta Gaol are a symbol of the authority of the institution. The imposing walled Parramatta Gaol will be diminished by the scale of development proposed by the draft rezoning proposal.</p> <p>The proposed height and bulk are commensurate with that on the opposite side of the street.</p> <p>Any additional height and bulk for housing development could be achieved in areas outside of this highly sensitive heritage precinct.</p>
Lot G2	<p>Proposed Height of Building to be reduced from 28m to 8m and from 15m to 8m.</p> <p>Proposed Floor Space Ratio to be reduced accordingly.</p>	<p>To provide appropriate transition of proposed build form within this state significant cultural landscape with the adjacent Community Green (OS13), Parramatta Gaol and the PFFIP.</p> <p>To ensure buildings are not visible from within the PFFIP.</p> <p>The final height of this building to be determined by a view study.</p>
Lot H1 Lot H2	<p>No new development (excluding adaptive re-use) is supported in Lots H1 and H2.</p> <p>Proposed zoning should be changed to RE1.</p> <p>Height of Building to be reduced to 8m.</p>	<p>Adversely impacts the setting of the Recreation Hall.</p> <p>The high forbidding walls encircling the Parramatta Gaol are a symbol of the authority of the institution. However, the imposing presence of the walled Parramatta Gaol will be diminished by the towers enabled by the draft rezoning proposal.</p> <p>The planning controls and the Parramatta North Precinct Design Guidelines should only enable adaptive reuse of heritage buildings graded moderate or higher significance and minor low-scale infill development.</p> <p>The Parramatta North Precinct cultural landscape has strong associations with visual linkages to the adjoining Parramatta Gaol. The Westmead Place Strategy (August 2022) and</p>

		<p>the Parramatta North Historic Sites Consolidated Management Plan – Part C Public Domain Handbook (March 2024) envisage that Lot H2 is open space.</p> <p>This is consistent with the reference in CCMP—Part A, p.E-65, pdf p.333: ‘(t)he views within the northern part of the Cumberland Hospital (East Campus) site to the Parramatta Gaol site make an important contribution to the historic and aesthetic values of the Gaol. They contribute to an understanding of the site’s historic development, particularly from the 1880s.’</p>
Lot J	Proposed Height of Building to be reduced to 11m; and Proposed Floor Space Ratio to be reduced accordingly.	<p>The proposed bulk, scale, massing, and orientation is not appropriate in this location.</p> <p>To allow in situ retention and conservation of state significant archaeology and landscape.</p>
Lot L	Proposed Height of Buildings for Lot L should be 15m; and Proposed Floor Space Ratio to be reduced accordingly.	<p>The high forbidding walls encircling the Parramatta Gaol are a symbol of the authority of the institution. However, the imposing walled Parramatta Gaol will be diminished by towers enabled by the rezoning proposal.</p>

10. Note that the relationship of the proposed vehicular access network to the existing and historic thoroughfares is unclear, and further details should be provided demonstrating that it is based on an underpinning of the cultural values of the precinct.

11. Recommend the proposed road network be re-considered in response to the recommendations in this submission regarding density of development and the significance of existing road networks within this cultural landscape.

12. Note the vehicular bridge indicated in the *Westmead Place Strategy* (2022) and the *Parramatta North Precinct – Design Guidelines*, would adversely impact State Heritage Register-listed cultural landscape. Any bridge in this locality must demonstrate design excellence, include bespoke design and materiality to minimise impacts to this ‘outstanding parkland setting beside the Parramatta River.’

13. Note the *Westmead Place Strategy* (2022) indicates a potential pedestrian footbridge across Parramatta River, connecting PFFIP with Wistaria Gardens. Whilst outside the Parramatta North Precinct area, the footbridge and access paths through the Gardens and PFFIP pose potential visual and physical impacts to Wistaria Gardens and the setting of the PFFIP. Therefore, careful consideration of the scale, elevation and siting of the pedestrian footbridge within the riverscape must be explored to ensure that the footbridge is not elevated and is sited low in the riverscape.

14. Note the *Visual Impact Assessment report* (Appendix F of [documents placed on public exhibition](#)) did not illustrate potential impacts from within and around the PFFIP and wider State Heritage Register-listed setting. There will be adverse impacts to its setting and views from within the PFFIP, particularly relating to buildings in Lots F4, F5, G1 and G2.

15. Note that Heritage NSW is commissioning an independent visual impact assessment to support the World Heritage List nomination including the definition of a buffer zone that would help protect, conserve and manage the draft outstanding universal values of the site.

Moved by Alan Croker and seconded by Lisa Trueman
 Mr Julian Siu and Ms Anthea Sargeant left the meeting for this item.

Item 5. Executive Reports

Item 5.1 Chair, Heritage Council of NSW – Monthly Report

The Heritage Council of NSW noted the verbal update provided by the Chair.

Item 5.2 Executive Director, Heritage NSW

The Heritage Council of NSW noted the report and a verbal update from the Executive Director.

Item 5.3 State Heritage Register Committee

Brian Lindsay, A/Chair of the State Heritage Register Committee (SHRC), provided an update on the key outcomes for items considered at the 4 March SHRC meeting, including:

- notices of intent (NOI) to list the *Abercrombie Bridge*, Abercrombie; *Transport House*, Sydney CBD;
- amended NOIs for *Paddington Town Hall*, Paddington; *Australian Museum*, Sydney CBD;
- recommendations to list for *Lady Gowrie Child Centre*, Erskineville; *Walter McGrath House*, Point Piper; and
- preliminary assessment of an SHR nomination for the *Commercial Hotel*, Liverpool.

Item 5.4 Approvals Committee

Nicholas Brunton, A/Chair of the Approvals Committee (AC), provided an update on the key outcomes for items considered at the 4 March AC meeting, including:

- pre lodgement consultation for an Integrated Development Application (IDA) being prepared for *Catherine Hill Bay Cultural Precinct (SHR 01828) - community hub at middle camp - stage 1 of masterplan implementation*, and
- pre lodgement consultation for proposed residential alterations and additions for *14-16 Trinity Avenue*, Millers Point (SHR 00911).

Item 5.5 Planning Report (DPHI)

The Heritage Council of NSW noted the monthly planning report.

Item 5.6 Advisory Panels Report

The Heritage Council of NSW noted the Advisory Panels report.

Item 6. Heritage NSW monthly reports

The Heritage Council of NSW noted the monthly operational reports.

Item 7. General Matters

Item 7.1 Forward Agenda

The Heritage Council of NSW noted the forward agenda.

Item 7.2 NSW Heritage Council & Transport for NSW Heritage Rail Bridge joint working group - nominations

The Heritage Council of NSW discussed the Council's representation on the *Heritage Council & Transport for NSW Heritage Rail Bridge joint working group*.

Resolution 2025-15

The Heritage Council of NSW resolved to:

1. **Note** the ongoing participation of Vanessa Holtham, Bruce Pettman and Gary Waller as representatives of the Heritage Council on the Heritage Rail Bridge Working Group.
2. **Nominate** Lisa Trueman to replace former member, Ian Clarke, as a member of the Heritage Rail Bridge Working Group.

Moved by Sally Barnes and seconded by Nicholas Brunton

Item 8. Meeting Close

There being no further items of business, the Chair, Sally Barnes, closed the meeting at 5:00 PM



Sally Barnes

Chair, Heritage Council of NSW

2 April 2025